Sherwood Park	**Aspen Trails**	**LP:**	**$259,000**
#2216 4 AUGUSTINE CR	T8H 0X8	SP:	

ACTIVE

Listing ID #	E4467940		
Building Type	Lowrise Apartment		
Style	Single Level Apartment	**Sold Date**	
Year Built	2015	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	2
Half Baths	0	**Basement**	None
Total Baths	2.0	**Basement Dev**	No Basement
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 788.89	**Tot Flr AG SqM**	73.29

Mint Condition!! You'll love this 2 bedroom, 2 full bath condo in the well-managed Aspen Park complex. Take the elevator up to your light & bright unit & step inside! You'll find ceramic tile flooring, and a gorgeous, clean kitchen with granite counters, black appliances & dramatic espresso cabinetry. The plan is modern and open to the dining & living room area with laminate flooring, and a full wall of windows & patio door leading to your ample balcony. There are 2 large bedrooms, on opposite ends of the unit for optimal privacy & quiet, with 2 full well-appointed baths. The primary suite is large enough for a king bed & has a walkthrough closet to the ensuite. You'll never share machines again with your handy in-suite washer & dryer, with storage. This is a no smoking, no pet complex and is so clean! Reasonable condo fee incl heat & water. Well-located in the Aspen Trails neighbourhood - great access to walking trails, shopping and much more - you'll definitely want to have a look at this one!

Directions

				Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Living Room	3.75x3.64	M	**Bedroom 3**	**1**	4	M	No	**Main**	73.29	788.89
Dining Room	3.17x2.16	M	**Bedroom 4**	**2**	3	M	Yes	**Upper**		
Kitchen	2.65x2.24	M		**3**				**Above Grd**		
Family Room				**4**				**Lower**		
Den				**5**				**Below Grd**		
Bonus Room				**6**				**Tot Flr AG**	73.29	788.89
Primary Bedrm	4.15x3.23	M		**7**				**# Finished** 1		
Bedroom 2	3.77x3.03	M								

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	None / No Basement
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	**Permit By Seller**
Exterior	Stone, Vinyl	**Garage Suite**	**Permit**
Flooring	Ceramic Tile, Laminate Flooring	**Garden Suite**	**Permit**
Features	Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Rental Pool Option	**Lot Shape**	**Front Expsure** North
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$1,696.73 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings	**Goods Excl**	
		Warranty	
		Fireplace	
Site Features	Public Transportation, Schools, Shopping Nearby	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ **Garage Dim**

Condo Name	Aspen Park Condos	**Floor Location**	Other	**Floor#**	2
Condo Fee	$370.40 **Fee Schedule** Monthly	**#Floors in Build**	4	**Elevator**	Yes
Fee Includes	Amenities w/Condo, Caretaker, Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer, Land/Snow Removal Common	**Balcony/Terrace**	Yes	**Min Age**	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	N		